

stracasa



## Villa Romanelli

Independent Villa with garden, terrace, pool and gym

900 mq | 7 Bedrooms | 6 Bathrooms

**109.000 €**

Price for 1/12 Property



# About this stracasa

Breathtaking views and renowned vineyards

The wonder begins already from the driveway to the property, nestled in the hills at the foot of the Biella Prealps, through the well-kept garden and a private golf course you get to the beautiful four-storey luxury villa renovated to perfection.

Just four steps to cross the threshold and be welcomed by a soft light that, from the large windows, expands in every room discovering design details that dialogue harmoniously with the Liberty style of architecture. The time spent in this stracasa will be precious because this house is perfect for hosting family and friends' reunions thanks to the significant space available: seven bedrooms and six bathrooms, a gym to keep fit, the raised outdoor pool that allows a spectacular view of the Alps, a covered terrace on the top floor and one open air on the third floor where you can relax alone or in good company.

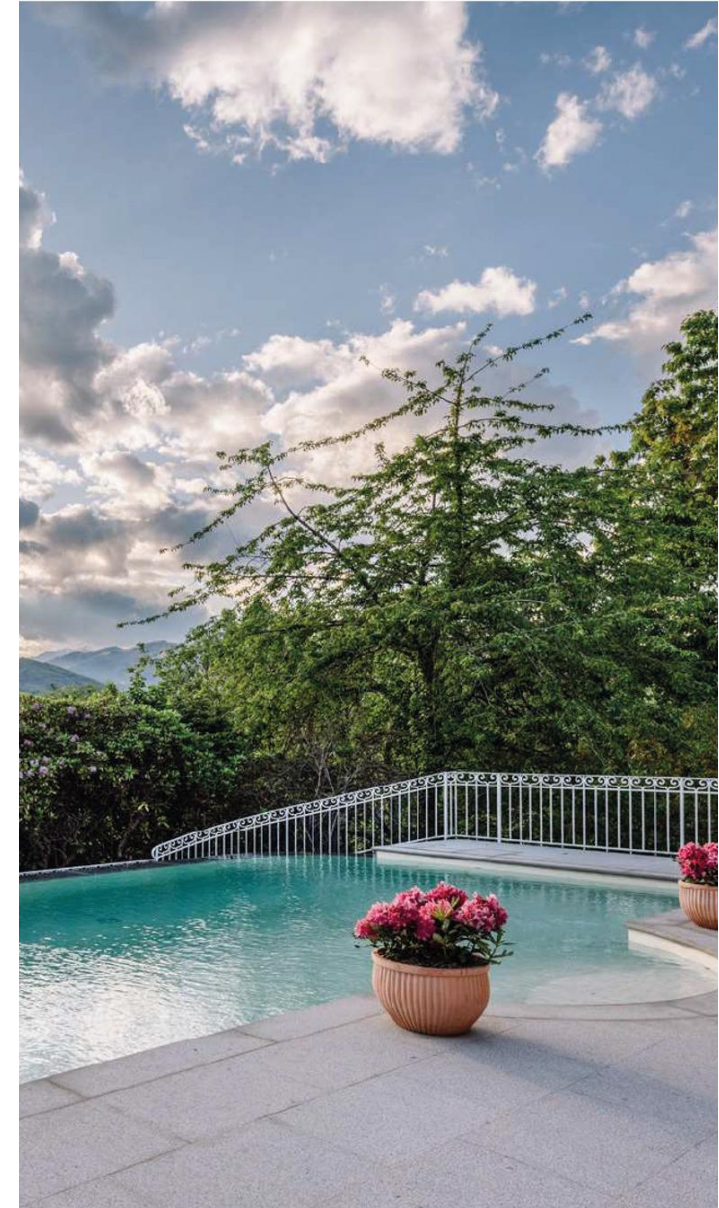
Villa Romanelli's wonder is refreshed in every corner where you want to linger.

A few kilometers from Milan and Turin (cities of art and culture as well as ideal places for shopping in every season), Lessona is the land where the homonymous doc wine is produced and where the starred food and wine, refined or traditional, offers local products of the highest quality.

## Garden and outside



## Garden and outside



# Interior



Interior



# Interior



# Interior





# Interior



# Interior



# How to arrive

## Airport

- Milano Malpensa (MXP)
- Torino (TRN)
- Milano Linate (LIN)
- Milano Bergamo Orio al Serio (BGY)
- Genova (GVA)

## Train

- Lessona Station

# Maximum transparency

<b>Purchase price</b> Property value 972.000€	94.300 €
<b>Updates, fees and closure</b>	8.500 €
<b>Commission and service fees</b>	6.200 €
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<b>Total 1/12 of property</b> Value of the entire property: 1.188.000€	<b>109.000 €</b>
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<b>Monthly fee</b>	749 €

# Why stracasa fractional ownership?

Second homes are empty for 89% of the time, so why bear the full cost?

## **Financial sense**

Your Italian second home for a 1/12 the cost

## **Ready to go**

Interior-designed, fully furnished with all the stracasa standards.

## **Hassle free**

We handle all the bureaucracy and every detail involved in the purchase and management of your new Italian property.

## **Cost-effective upkeep**

Split the annual running costs with your co-owners, unlike sole ownership

## **Not timeshare**

Full deeded ownership.  
Benefit from asset appreciation – unlike timeshare.

## **Stress-free property ownership**

Your home manager will handle all your requests and when you get there you will find everything in his place, just as you wanted.

# Standard Time Sharing vs Fractional Ownership

	Standard Time Sharing	stracasa
<b>What you buy</b>	You will not be buying a share of a property, you will be buying the right to use a specific property for a certain period.	You will be buying a share of a property. And because it's a real estate asset, its value will move with the market — which means that any appreciation realized is yours.
<b>Home access</b>	Timeshare offers access limits usage for a fixed week.	Stracasa offers flexible and permanent access so you book and be flexible on which week to go.
<b>Maintenance and experience</b>	Many operational and experience issues due the unclear maintenance responsibility and poor asset appreciation due low quality maintenance.	Clear maintenance responsibility and high quality experience delivery.
<b>Resell</b>	Reselling in a timeshare is sold at a price set by the co-ownership (market is tricky, most resells at loss).	You can resell your share of Stracasa at the price you want and as you see fit.
<b>Home sharing</b>	A timeshare unit may be shared by 52 other people — one person or group for every week of the year.	Stracasa limits to a maximum of 12 co-owners.

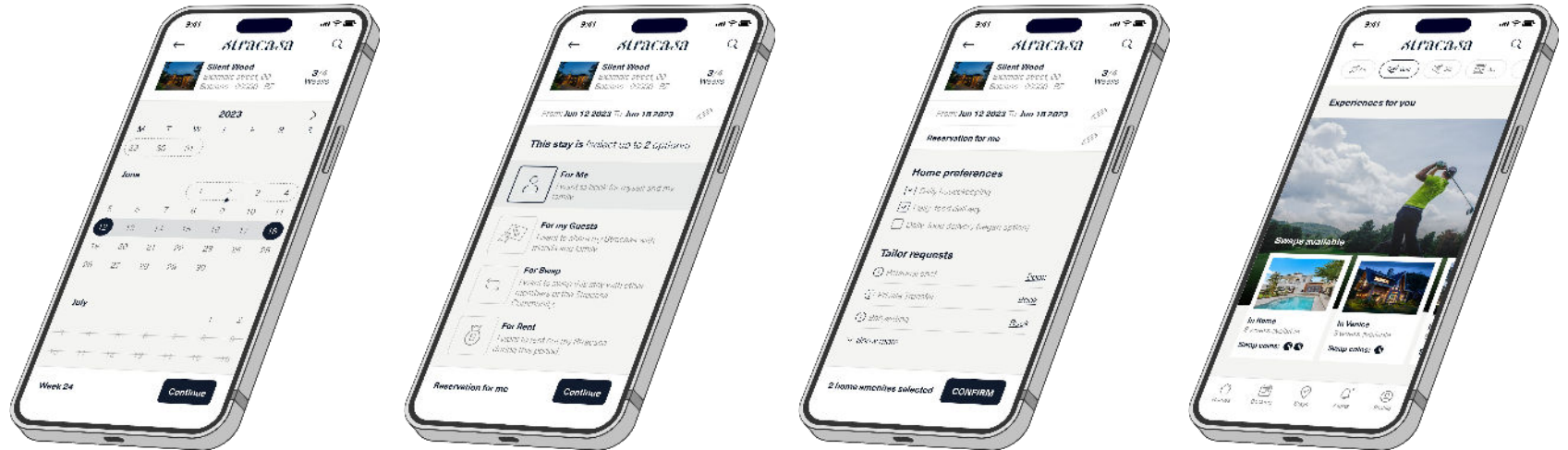
# stracasa shares

<b>01</b> Share	<b>02</b> Shares	<b>03</b> Shares	<b>04</b> Shares
<b>4 weeks of usage</b>	<b>8 weeks of usage</b>	<b>12 weeks of usage</b>	<b>16 weeks of usage</b>
2 consecutive weeks in high season	4 consecutive weeks in high season	6 consecutive weeks in high season	8 consecutive weeks in high season
2 consecutive weeks in low season	4 consecutive weeks in low season	6 consecutive weeks in low season	8 consecutive weeks in low season

All the above up to 6 shares per owner (24 weeks of total usage)

If you are not using the property we can manage it for you

# Owner's funnel



## Buy Your Share

You can secure your favorite week

## Book your Stay

You can book online your stay from 1 year to 2 weeks in advance

## Book for you or Rent

Let us know if the stay will be for you, your guest or if you prefer to rent that period and we'll take care your request

## A customized experience

Set up the preference of your stay so to build a great experience for you

## Swap

Enjoy our home network to visit a new destination in one of our stracasa

Coming soon



*stracasa*